

# \$425,000 - 412, 8230 Broadcast Avenue, Calgary

MLS® #A2233220

**\$425,000**

2 Bedroom, 2.00 Bathroom, 727 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

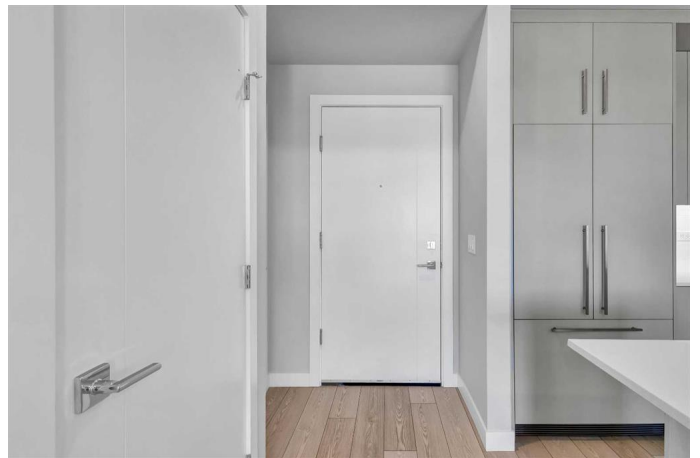
Do you dream of urban living with more space, better views, and unmatched walkability? Welcome to the Mondrian in West District â€” an award-winning, master-planned community in Calgary's desirable West Springs. This 2 bed, 2 bath air-conditioned home offers over 9' ceilings, luxury vinyl plank flooring, and oversized NW-facing windows that flood the space with natural light.

Enjoy an entertainerâ€™s kitchen with quartz counters, upgraded stainless appliances, and a large island. The spacious primary suite features a walk-through closet and elegant 3-piece ensuite with tile flooring and under-cabinet lighting. The second bedroom is bright and private, while the flexible office nook/den makes working from home a breeze.

Step onto your large balcony with BBQ gas hookup and unobstructed views, or take entertaining up a level on the rooftop patio/lounge â€” an exclusive amenity for residents. Includes titled underground parking (Stall #37) and secure storage (Locker #71).

Just steps from boutique shopping, restaurants, cafes, fitness studios, and parks â€” and only 15 minutes to downtown or a short drive to the mountains. Quick possession available â€” start your elevated lifestyle today.

Built in 2024



**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233220          |
| Price          | \$425,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 727               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 412, 8230 Broadcast Avenue |
| Subdivision | West Springs               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H6M1                     |

**Amenities**

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Laundry, Park, Parking, Picnic Area, Playground, Roof Deck, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                           |
| Parking        | Parkade, Stall, Underground                                                                                                                 |

**Interior**

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings                                                                           |
| Heating           | Baseboard                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                   |
| # of Stories      | 6                                                                                                                                                                             |

**Exterior**

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|              |                         |
|--------------|-------------------------|
| Construction | Composite Siding, Mixed |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 81              |
| Zoning         | DC              |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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